



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8355 19 Avenue #409, Calgary T3H 6G3**

MLS® #: **A2195293**      Area: **Springbank Hill**      Listing Date: **02/24/25**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,660**  
 Low Sqft:  
 Ttl Sqft: **1,660**

DOM

**1**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Secured,Side By Side,Stall,Titled,Underground**

Utilities and Features

Roof: **Membrane**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,See Remarks,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Elevator,Kitchen Island,No Animal Home,Open Floorplan,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$810**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc: **2310743**

Remarks

Pub Rmks:

Welcome to your brand-new, top-floor Rockefeller Penthouse in the highly sought-after 85th & Park building. This exquisite 3-bedroom, 2.5-bathroom residence offers single-level living with 1,778 sq. ft. (architectural) / 1,660 sq. ft. (RMS) of impeccably designed space—perfect for downsizing without sacrificing comfort or style. Nestled beside a protected environmental reserve, this home offers a serene natural setting with extensive walking paths woven throughout the community. Enjoy breathtaking, unobstructed views of the mountains, prairies, and surrounding neighborhood from your expansive south-facing private patio. Just a 5-minute walk to Aspen Landing, you'll have access to boutique shops, gourmet dining, and essential services. Plus, with downtown Calgary just 10 minutes away, convenience is at your doorstep. Inside, the thoughtfully designed layout features a private formal entry, a spacious walk-in laundry room with side-by-side washer and dryer plus a sink, and a grand master suite with a spa-inspired ensuite. The extra-large chef's kitchen is a true highlight, featuring full-height custom wood cabinetry, quartz countertops and backsplash, and premium stainless steel appliances. The second and third bedrooms provide flexible space for guests, a home office, or additional living needs. High-end details throughout include luxury vinyl plank flooring, designer-selected fixtures, and air conditioning for year-round comfort. This penthouse also comes with two titled underground parking stalls and a spacious walk-in storage unit. Built by Cove Properties—one of Calgary's top multi-family developers with a reputation for superior quality and craftsmanship—85th & Park offers an exclusive living experience in one of the city's most desirable communities. Aspen and West Springs are known for their top-rated schools, lush green spaces, and family-friendly amenities. With easy access to major roadways, the Rocky Mountains, and urban conveniences, this location truly offers the best of both worlds. An HOA fee will be implemented in the community; however, the amount and timeline for activation are currently unknown. Don't miss your opportunity to own this exceptional penthouse—schedule your private tour today!

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















